

WIPT, INC.

Randall J. Waldner, M.D., President
18 West 8th Avenue
Redfield, SD 57469
605-302-0125



First Interstate Bank
888-752-3338
www.firstinterstatebank.com
93-168/929



04/20/2024

PAY TO THE ORDER OF Minnehaha County Treasurer

\$ 7,771.01

Seven thousand seven hundred seventy-one and 01/100 ***** DOLLARS

Minnehaha County Treasurer
415 N. Dakota Avenue
Sioux Falls, SD 57104-2465

MEMO



[Signature]
AUTHORIZED SIGNATURE

⑈005278⑈

WIPT, INC.

04/20/2024

Minnehaha County Treasurer

5278

Tax Bill 46973.0 / Parcel No. 060002 - 3401 North 1st

7,771.01

WIPT Inc Checking (GWB)

7,771.01

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7,771.01

**2ND PAYMENT
FOR 2023-2024**

Second half taxes are delinquent after October 31st. Payments received after the 31st will be subject to include interest and penalties.



PARCEL NO.: 060002
 BILL NO.: 46973.0
 2ND INSTALLMENT AMOUNT DUE: \$7,771.01
 TOTAL AMOUNT REMITTED: _____

(PARTIAL PAYMENTS ARE NOT ACCEPTABLE)

WIPT INC
 18 W 8TH AVE
 REDFIELD, SD 57469

Mail to:



Treasurer
 Administration Building, 1st Floor
 415 N. Dakota Avenue, Sioux Falls, SD 57104
 Strong Foundation. Strong Future.

This is your 2023 Property Tax Statement. These taxes are payable in 2024.

NOTICE OF TAXES DUE

Minnehaha County Treasurer • 415 N. Dakota Ave. • Sioux Falls, SD 57104-2465

Receipt by request only and you must provide a self addressed stamped envelope.

Your payment will be returned if you do not include a parcel #, bill # or address for the property you wish to pay.

YOUR PROPERTY INFORMATION:

PARCEL NO.: 060002
 BILL NO.: 46973.0

LEGAL DESCRIPTION OF PROPERTY(FOR TAX PURPOSES ONLY)

Lot 1 Block 4 SIOUX EMPIRE DEVELOPMENT PARK THREE ADDN TO
 CITY OF SIOUX F

3401 N 1ST AVE

AMOUNT OF TAXES DUE TO A LOCAL DECISION TO OPT OUT OF TAX LIMITATION
 Opt Out BELOW, SHOW INCREASE CAUSED BY OPTING OUT OF TAX FREEZE

If you are 65 years old or older and meet income guidelines, you may qualify for an Elderly and Disabled property tax freeze. If you are delinquent with your property taxes and are 70 years old or older you must notify the County Treasure's office by the 3rd Monday in December. For more information call 605-367-4211

VALUATION, TAX AMOUNTS, AND TOTAL DUE:

VALUE	TAXABLE	MILL LEVY	AMOUNT	
760,700	722,600	Minnehaha Crty	3.036	2,193.81
760,700	722,600	Sioux Falls Sch	11.288	8,156.72
760,700	722,600	Sioux Falls City	3.615	2,612.19
760,700	722,600	East Dakota Water	0.021	15.18
		Sioux Falls Drainage Fe		2,274.12
		Sioux Falls Street Main		290.00
				516.66 *Opt Out*
				632.28 *Opt Out*

DUE APRIL 30TH

\$7,771.01

DUE OCTOBER 31ST

\$7,771.01 TOTAL TAX AMOUNT

\$15,542.02



SCOPE OF WORK TO BE DONE

April 23, 2024

Randal Waldner MD

PROJECT: WIPT, Inc.

Randal :

Empire Building Construction is providing the following pricing based on what we saw that needed repair. If any additional work needs to be done we are willing to do so but the price below only includes what is listed in this proposal.

Repair Cost: \$648,573.00

Shop Building:

1. Remove and reinstall rake trim and gutter to replace the following sheets.
 - a. South – 18 sheets
 - b. North - 25 sheets
 - c. East – 13 sheets
 - d. West – 17 sheets
2. Replace 29 LF of 14" wide bar grate trench drain cover
3. Repair 4 areas of roof insulation not to exceed 4' x 6' in size
4. Replace 40 LF of wall insulation from the 7' girt to the floor (where the office used to be)
5. Patch the numerous holes in the vapor barrier of the wall insulation
6. Roof and gutter maintenance
7. Replace 2 - 3070 exterior HM walk doors and frames
8. Replace 3 - 12 x 14 Overhead Doors and one operator
9. Replace 1- 1,000gal propane tank and connect to existing copper line
10. Rebuild 21' x 30' office area with a storage area and guard rail above
 - a. 2x4 walls with insulated and GWB (plywood on shop side)
 - b. 14" I joists ceiling structure
 - c. 3/4" T&G flooring above I joists
 - d. Wood guard rail above office area
 - e. 5 prefinished walk doors
 - f. Replace one exterior window
 - g. Paint walls and ceiling
 - h. \$6/PSF has been included for flooring
 - i. Washer and Dryer
 - j. Nothing has been included for a ladder or stair



EMPIRE BUILDING CONSTRUCTION
1709 NORTH INDUSTRIAL AVENUE, SIOUX FALLS SD 57104
605-335-7205 fax 605-335-7212 www.empireconst.com

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11. Mechanical

- a. Install 2 – 150,000 BTU unit heaters, chimneys, and thermostats
- b. Plumbing (upper rough-in) for replacing office
- c. 2 - toilets and lavs
- d. 1 - water heater
- e. Gas piping for unit heaters

12. Electrical

- a. Replace 18 – light fixtures
- b. Fix 3 – broken receptacles
- c. 3 – shop receptacles
- d. Install 5 exterior receptacles
- e. Remove and reinstall conduit and panel on exterior of building

13. Electrical in Office

- a. 14 duplex receptacles
- b. 8 single pole switches
- c. 2 GFI
- d. 1 – WP GFI
- e. 1 - Disc light
- f. 1 – Exit EM
- g. 2 – EM
- h. 2– 6' base board heater
- i. 3 – 4' base board heater
- j. 3 – 3' base board heater
- k. 5 – Thermostat
- l. Electrical connection to water heater

Terminal Building:

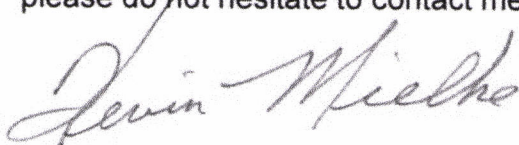
- 1. Replace 24 - 9' x 9' Overhead Doors, manual operation
 - a. 4 with 36' lift clearance
 - b. 20 with 48" lift clearance
- 2. Dock Equipment
 - a. Replace 24 Compression Dock Seals
 - i. 3 with 10" projection
 - ii. 21 with 20" projection
 - b. Add a Transition plate of one dock leveler that is loose
- 3. Replace 16 - door jambs
- 4. Replace 2 - overhead door headers
- 5. Replace overhead door trim
 - a. 49 - jamb covers
 - b. 22 - header covers
- 6. Replace 28 - wall panels
- 7. Roof and gutter maintenance
- 8. Replace Ceiling tile in 9' x 15' office
- 9. Rebuild office space that was removed, 15' x 19' with mezzanine above
- 10. Fix wall insulation above approx. 10 Doors
- 11. Replace one office window

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12. Replace 1 - 4' stair tread
13. Paint main entrance stair and landing
14. Replace 3 sets of 3' wide dock high stairs and landings
15. Patch curb at ramp
16. West driveway
 - a. Replace 15' of 10 wide approach
 - b. Replace 5' fillet
 - c. Replace 10' of curb and gutter
17. Replace 10' of curb and gutter at the east driveway
18. Install new vinyl flooring and carpet in office and restrooms
19. Paint office walls
20. Provide 80 ton of gravel and grade the parking lot
21. Patch a 10' x 14' area of asphalt
22. Replace 1,200 sf of concrete apron due to landing gear holes
23. Mechanical
 - a. Install 2 - 250,000 BTU unit heaters chimneys and thermostats
 - b. Install office furnace and clean duct work
 - c. Replace 9,300 CFM Sidewall Prop fan with gravity damper
 - d. Gas piping to unit heaters
 - e. 3 - toilets and lavs
 - f. 2 - urinals
 - g. 1 - stainless steel sink
 - h. 1 - water heater
24. Electrical
 - a. Replace 8 - light fixtures
 - b. Fix 2- receptacles
 - c. Replace 10 - dock lights
 - d. Fix one exterior flood light photo light
 - e. Replace light in bathroom

Price includes 6.2% sales tax, and 2% South Dakota contractors excise tax. This entire proposal is at all times subject to approval by local building code officials. Thank you for the opportunity to submit this proposal. If you have any questions please do not hesitate to contact me.



Kevin Mielke
605-359-2194